

056.A

0002

0028.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

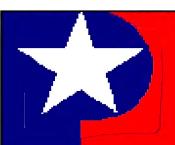
477,700 / 477,700

USE VALUE:

477,700 / 477,700

ASSESSED:

477,700 / 477,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21-23		LAUREL ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: LEDEEN JENNIFER SIMMONS		
Owner 2:		
Owner 3:		
Street 1: 21 LAUREL ST		
Street 2:		

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1: MC DONOUGH THOMAS M -	
Owner 2: -	
Street 1: 23 LAUREL ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1046 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8122																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	477,700			477,700		311441
							GIS Ref
							GIS Ref
							Insp Date
							05/02/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	477,700	0	.	.	477,700		Year end	12/23/2021
2021	102	FV	464,500	0	.	.	464,500		Year End Roll	12/10/2020
2020	102	FV	457,900	0	.	.	457,900	457,900	Year End Roll	12/18/2019
2019	102	FV	473,300	0	.	.	473,300	473,300	Year End Roll	1/3/2019
2018	102	FV	420,300	0	.	.	420,300	420,300	Year End Roll	12/20/2017
2017	102	FV	346,000	0	.	.	346,000	346,000	Year End Roll	1/3/2017
2016	102	FV	346,000	0	.	.	346,000	346,000	Year End	1/4/2016
2015	102	FV	315,500	0	.	.	315,500	315,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
MC DONOUGH THOM	53319-190	7/31/2009	Sale Code
			Sale Price V Tst Verif Notes
			332,000 No No

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/2/2021	1120	Siding	69,000	C					9/2/2021	USPS	MM	Mary M
									5/2/2018	Measured	DGM	D Mann
									4/27/2010	NEW CONDO	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____
-------	--------------------------------	-------	-------	-------

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:	GAS FRPL.																				
Sty Ht: 0 - 1 St condo		3/4 Bath:	Rating:	A 3QBth:	Rating:																					
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																					
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																						
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid Desc: Line 1 # Units 1																					
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O										
Sec Wall:	%	A Kits:	Rating:	Other																						
Roof Struct: 1 - Gable		Frl: 1	Rating: Very Good	Upper																						
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																						
Color: BEIGE					Lvl 1																					
View / Desir:					Lower																					
GENERAL INFORMATION				CONDOS INFORMATION				Totals				RMS: 6	BRs: 2	Baths: 1	HB											
Grade: C - Average		Location:																								
Year Blt: 1926	Eff Yr Blt:	Total Units:																								
Alt LUC:	Alt %:	Floor:	1 - 1st Floor	REMODELING				RES BREAKDOWN																		
Jurisdict: G11	Fact: .	% Own:	50.000000000	Exterior:	No Unit	RMS	BRS	FL																		
Const Mod:		Name:		Interior:	1	6	2																			
Lump Sum Adj:		DEPRECIATION			Additions:																					
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Kitchen:																						
Prim Int Wal: 2 - Plaster		Functional:	%	Baths:																						
Sec Int Wall:	%	Economic:	%	Plumbing:																						
Partition: T - Typical		Special:	%	Electric:																						
Prim Floors: 3 - Hardwood		Override:	%	Heating:																						
Sec Floors:	%	Total:	4.6 %	General:																						
Bsmnt Flr: 12 - Concrete		CALC SUMMARY			COMPARABLE SALES																					
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price																		
Bsmnt Gar: 1		Size Adj.: 1.35000002																								
Electric: 3 - Typical		Const Adj.: 0.980000199																								
Insulation: 2 - Typical		Adj \$ / SQ: 403.516																								
Int vs Ext: S		Other Features: 78684																								
Heat Fuel: 1 - Oil		Grade Factor: 1.00																								
Heat Type: 5 - Steam		NBHD Inf: 1.00000000																								
# Heat Sys: 1		NBHD Mod:																								
% Heated: 100	% AC: 50	LUC Factor: 1.00																								
Solar HW: NO	Central Vac: NO	Adj Total: 500762			Juris. Factor: 1.00	AvRate:	Ind.Val:																			
% Com Wal	% Sprinkled	Depreciation: 23035			Special Features: 0		Before Depr: 403.52																			
		Depreciated Total: 477727			Final Total: 477700		Val/Su Net: 456.69																			
							Val/Su SzAd: 456.69																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																		
SPEC FEATURES/YARD ITEMS																PARCEL ID 056.A-0002-0028.1										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
More: N	Total Yard Items:	Total Special Features:												Total:												